

**EMERYVILLE CITY PLANNING COMMISSION  
ACTION RECAP  
MARCH 27, 2008**

**I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 6:30 p.m. by Chair Martin. Commissioners present: Jim Martin, Arthur Hoff, Gail Donaldson, Lawrence Cardoza, Patricia Jeffery, and Frank Flores. Angela Baranco, excused absence.

**II. PUBLIC COMMENT- None**

**III. ACTION RECAP – March 27, 2008**

After corrections from Chair Martin, a motion to approve the Action Recap was made by Commissioner Cardoza and seconded by Commissioner Donaldson. The Action Recap was approved without objection.

**IV. DIRECTOR'S REPORT**

Director Bryant reported on recent City Council actions. On March 4, the Council held a study session on Affordable Housing Production, Programs and Policies. The Redevelopment Agency approved the creation of an interview panel to select a consultant for the strategic plan for development of the cultural arts center; the Agency also approved plans and specifications for Doyle-Hollis Park and for cleanup of the triangle parcel at Sherwin Avenue and Halleck Street and authorized staff to advertise both projects for bids. The Council authorized staff to submit an application for Infrastructure Grant funds from the Transit Oriented Development program of the State Department of Housing and Community Development for the Marketplace project.

The March 18 meeting was almost entirely devoted to the Major Development Projects traffic study review. This was the same presentation that the Planning Commission had in February, with the addition of a recommendation to hire WRT to do a streetscape study of the Powell/Christie/Shellmound loop area. The Council endorsed this proposal and staff will be meeting with WRT soon to discuss the scope. Also on March 18, the Council approved a noise waiver for a concrete pour at the Adeline Place project, and approved creation of a committee for the freeway pedestrian/bicycle bridge at 65<sup>th</sup> Street.

There was a joint City Council-Planning Commission meeting last Saturday, March 22, on the General Plan Update, which most Commissioners attended. The meeting went very well; they got through all the issues, and the General Plan Update Steering Committee was given direction to move forward with completing the plan, with a few revisions. At the Steering Committee meeting on Tuesday, March 25 it was decided to focus on urban design at the April meeting while the rest of the General Plan, Zoning Ordinance, Design Guidelines, and Environmental Impact Report moves forward.

Director Bryant announced several other recent or upcoming meetings: There were community meetings about the Baker Metal project on Wednesday, March 5; the South Bayfront Pedestrian/Bicycle Bridge on Saturday, March 8; and the Housing Element on Saturday, March 15. A meeting on traffic calming in the Triangle neighborhood is scheduled for Monday, April 7, at 7:30 pm at the Senior Center on Salem Street. A meeting on the Feasibility Study for cleanup of the Sherwin Williams site is scheduled for Wednesday, April 2, at 7:00 p.m. at the Civic Center.

**V. STUDY SESSIONS**

**A. South Bayfront Pedestrian-Bicycle Bridge Concepts** – Discussion of overall design concept options for a pedestrian-bicycle bridge over the main railroad tracks at Temescal Creek, between Bay Street Center (near Ohlone Way and Bay Street) and the site of the

future Horton Landing Park and Emeryville Greenway (near Horton Street) near Temescal Creek. CEQA Status: A Notice of Exemption for the Emeryville Pedestrian and Bicycle Plan, which includes this bridge, was filed with the Alameda County Clerk on July 19, 2006. General Plan Designation: Open Space (O-S). Zoning Districts: Planned Unit Development Mixed Use (PUD) and Outdoor Recreation (O-R). (Applicant/Owner: Emeryville Redevelopment Agency) (APN: 49-1038-9, 49-1038-6-2, 49-1041-26-17).

Associate Planner Diana Keena outlined the bridge history and decision points.

HNTB architect Rick Phillips presented a summary of the bridge process and options. Bridge type options included a truss, basket handle arch, butterfly arch, single arch or cable stay bridge. The proposal is to bring stairs from the new bridge across the vehicular bridge between the Bay Street Center garages. Mr. Phillips said replacing that bridge would remove the trusses that would obscure views of the new bridge, make it easier to build the new bridge, and make it possible to widen the bridge where the stairs from the new bridge cross it. The new bridge would be accessed by both stairs and ramps, and a path from the east ramp would connect to an elevator in the Bay Street Center garage. The City Council has given the South Bayfront Pedestrian-Bridge Committee the option of considering an elevator on the east side in future Horton Landing Park. A draft park design was presented, partly to show how the east ramp could meet a small hilltop in the future park. The park design also included a wetland and a stormwater treatment swale.

The public comment period was opened.

Colbert Dare said the bridge should be visionary, multi-functional. He suggested flaring the east end toward the garage to form a public deck with benches, and said the bridge could share stairs and elevators with Bay Street Center, avoiding ramps.

The public comment period was closed.

Regarding bridge type, four of the six Commissioners present said the single arch with the S curve would be good if the curve could be adjusted to improve visibility, so bridge users could see other people on the bridge. The butterfly arch bridge would be especially good for artistic lighting, but that could be done with any bridge type. The cable stay bridge would be dramatic. Some of the Commissioners liked two or three bridge types. Five liked the single arch with a modified S curve, two also liked the butterfly arch, one liked the cable stay, and one preferred the cable stay but could live with the single arch bridge. Two Commissioners said the railing needs to be more open and transparent.

Four of the Commissioners agreed that the bridge between the two Bay Street garages should be replaced. Commissioners said the one-way light could go red when a pedestrian was about to cross the bridge, and the stair landing at the garage should be maximized.

Five agreed that there should be an elevator on the east side. One said it is important for seniors, and one said it should be sited to be visible.

One Commissioner commented on the park design, saying he likes the mounding up to the ramp. There should be more use areas for gathering. There were questions regarding opening the creek – hydrology, erosion control, protection of habitat, risk for children, homeless people. Access to the south should be shown. The Greenway lighting standards should be used. Nature can be emphasized with habitat interpretation rather than changing the light standards.

- B. 65<sup>th</sup> Street Lofts (Baker Metal) and Ocean Avenue Townhomes (UP07-09/DR07-15) –**  
A Study Session to review conversion of the existing Baker Metal building located at 1265 65<sup>th</sup> Street to 13 residential units, 6 live-work and a 670 square foot café. The

proposal also includes construction of 5 townhomes on a 0.2 acre vacant parcel on Ocean Avenue, backing onto Peabody Lane (a private street). CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 that applies to construction of small, new structures, and Section 15332 that applies to urban infill development. General Plan Designation: Industrial (I) and Medium Density Residential (M); Zoning Classification: Light-Industrial (I-L) and Medium Density Residential (R-M) (Applicant: MRE Commercial; Owner: California Syrup and Extract Company) (APN: 49-1469-1; -2; -12; -13; 49-1504-2).

This item was continued.

There was a 10 minute break and the meeting reconvened at 8:15 p.m.

## VI. PUBLIC HEARINGS

- A. Archstone Emeryville Banners (SA08-02)** – Major Design Review permit to legalize two 5.6 foot by 28 foot banners and one 3.8 foot by 30.3 foot banner on an existing apartment building located at 6401 Shellmound Street. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies minor alterations to existing facilities. General Plan Designation: High Density Residential (H); Zoning Classification: High Density Residential (R-H). (Applicant: Garnett Sign Studio; Owner: Archstone Smith) (APN: 49-1491-13 and 49-1534-1).

Senior Planner, Miroo Desai, presented the staff report. Staff recommended approval for six (6) months and then the applicant can apply for a permanent sign.

Mark Antrovah, representing the applicant, responded to questions. He stated they will work with staff to get a permanent sign as soon as possible. He said a design can be done in 90 days.

Commissioner Jeffery expressed concerns with applicants setting a precedent for putting up illegal signs then coming to the Commission to legalize them.

Commissioner Hoff stated the sign had already been put up illegally and does not need to be given an extension of six months.

The public hearing was opened. There was no one wishing to speak, the public hearing was closed.

Commissioner Martin agreed with Commissioner Jeffery. He said this sign should be allowed to stay up for only three months.

Motion: To allow the sign to remain for three months, rather than six months as recommended by staff. After three months the applicant must remove the banner.

**Moved:** Donaldson

**Seconded:** Hoff

**Vote:** Ayes: Flores, Hoff, Martin, Donaldson, Cardoza

Noes: Jeffery

Absent: Baranco

- B. Amyris Bio-Technologies Pilot Plant, 1355 59<sup>th</sup> Street (UP07-13, DR07-10, VAR07-04)** – Consideration of a Conditional Use Permit and Design Review to modify an existing building for a research facility making fuels from plant products and a parking Variance for all uses in the building. CEQA Status: An Initial Study has been prepared for the project with the finding that a Negative Declaration can be adopted. A Notice of Intent to Adopt a Negative Declaration was circulated for public review on March 4, 2008. General

Plan Designation: Mixed Use (M-U). Zoning District: Mixed Use (M-U) and North Hollis Area Overlay District (N-H). (Applicant: Glickhorn Lazzarotto Partners Architects; Owner: Emery Station Triangle, LLC/ Wareham Development Group Inc.) (APN: 49-1328-1-2). ***(In conjunction with item VI.C. below.)***

Associate Planner, Diana Keena, presented the staff report.

Applicants, Jeff Lievense and Martin Glickhorn, made a PowerPoint presentation.

Geoff Sears, speaking on behalf of Wareham, stated he did not have unilateral authority to make tenants move across the street for parking. They plan to landscape the area on Hollis in approximately six months.

The public hearing was opened.

Bob Cantor of the Chamber of Commerce spoke in support of the project. He said this is a new, green and exciting company and Emeryville can join with other cities in green corridor partnership.

The public hearing was closed.

Commissioner Martin asked if the applicant had thought through the noise monitoring procedures. The applicant said the noise consultant, Salter Company, said they will meet the 50dba limit 24 hours a day; therefore, noise would not be a problem.

Commissioner Martin expressed ADA access requirement concerns. He also said there was no reason to add so much concrete to this project.

Associate Planner Kenna referenced staff recommended modifications to the conditions of approval that had been placed on the dais. The commissioners agreed to these, with deletion of references to a path to the Greenway. In addition, at Chair Martin's request, it was decided to delete references to the Greenway in Condition IV.A.1.

Motion: To approve the Resolution adopting the Negative Declaration which was circulated for public review on March 4, 2008.

**Moved:** Cardoza  
**Seconded:** Flores  
**Vote:** Ayes: Flores, Hoff, Jeffery, Martin, Donaldson, Cardoza  
Absent: Baranco

Motion: To approve request for the Amyris Pilot Plant project (UP07-13, DR07-10 and VAR07-04), with modifications to conditions as discussed above.

**Moved:** Flores  
**Seconded:** Cardoza  
**Vote:** Ayes: Flores, Hoff, Jeffery, Martin, Donaldson, Cardoza  
Absent: Baranco

- C. Emery Station East, 5885 Hollis Street (UP05-04, DR05-04)** - Consideration of modification to conditions of approval for existing Conditional Use Permit and Design Review to allow parking in the Emery Station East building for Amyris Bio-Technologies Pilot Plant at 1355 59<sup>th</sup> Street and other uses at 5844-5850 Hollis Street, and reducing the amount of office space allowed in Emery Station East. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15301 which applies to minor modifications to existing structures. General Plan Designation: Mixed Use (M-U). Zoning Classification: Mixed Use (M-U). (Applicant/Owner: Emery Station

East Associates/Wareham Development Group, Inc.) (APN: 49-1327-1-9). ***(In conjunction with item VI.B. above.)***

This item was considered in conjunction with Item VI.B. above.

Motion: To approve the modifications to the conditions of approval for Emery Station East.

**Moved:** Cardoza

**Seconded:** Flores

**Vote:** Ayes: Cardoza, Flores, Hoff, Jeffery, Donaldson, Martin

Absent: Baranco

## **VII. COMMISSIONERS COMMENTS**

Commissioner Hoff said he would like to receive direction from the Council regarding being able to impose requirements to developers for providing more three bedroom units. Director Bryant said he thinks the Council looks to the Commission for their direction in these decisions. Chair Martin suggested a joint meeting with the City Council to discuss these kinds of policy questions.

Commissioner Jeffery wanted to know the status of the building on Hollis south of Stanford with all of the boarded up windows. Director Bryant said he would check into the situation and report back to the Commission.

Commissioner Flores expressed concerns with the landscaping for Vue 46.

Commissioner Donaldson reported that a street tree on Ocean Avenue had been removed in front of the house that had a recent fire, and asked if it was to be replaced.

## **VIII. ADJOURNMENT – The meeting was adjourned at 9:45 p.m.**